

Main Street Mews

69th Street and Main Street, Scottsdale

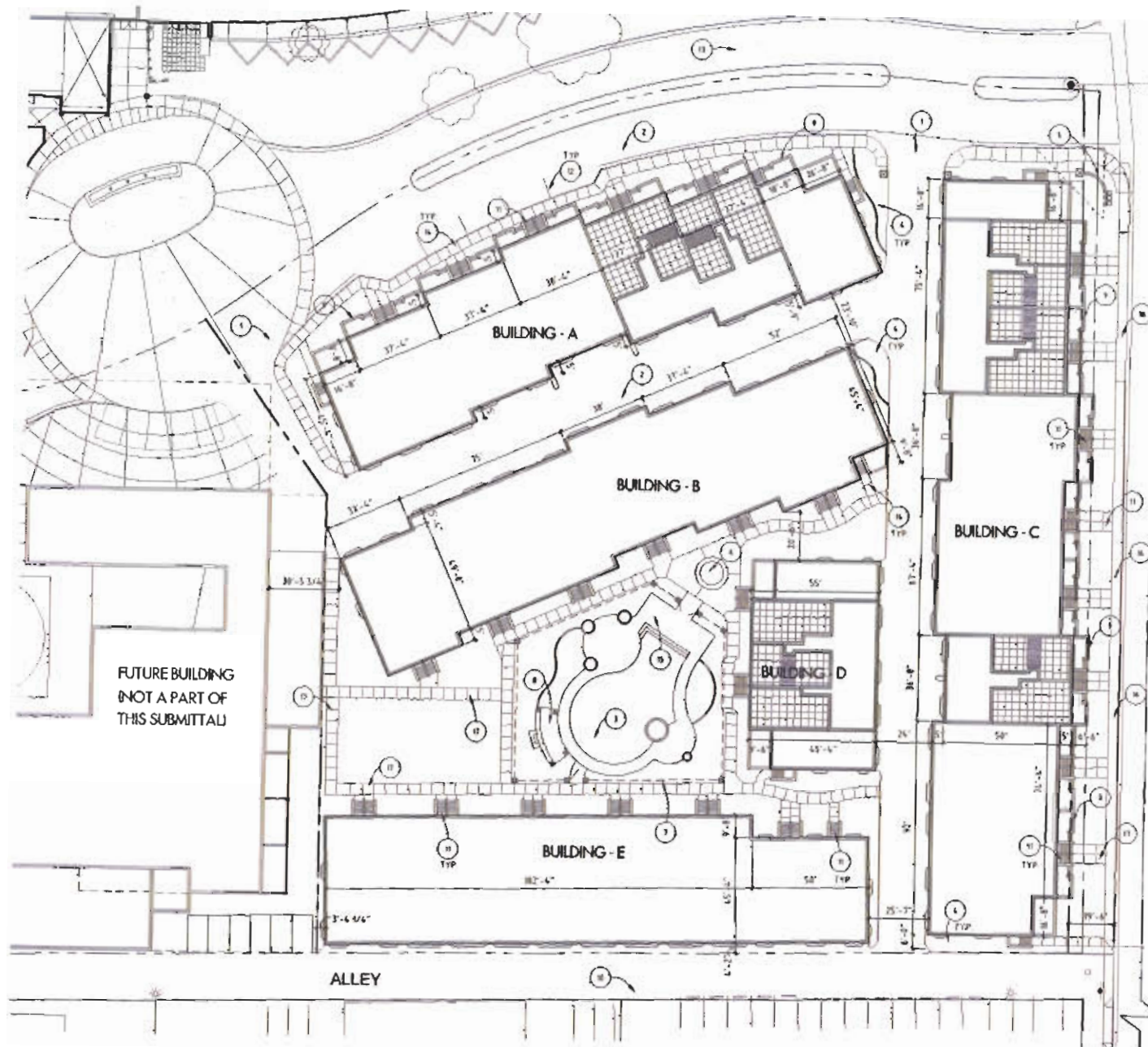
February 13, 2004

Project Narrative

Main Street Mews will be located on the southwest corner of Main and 69th Street, across from the soon to be restored Valley Ho Resort. Originally part of the resort property, the land currently has a conference center structure built on it, which was constructed in the 1960's. The structure is not currently being used. This part of the resort property was not part of the Historical Overlay granted to the resort approximately a year ago. Under an agreement between MSR properties and Parklawn, LLC it is proposed that the land will be redeveloped to contain two and three floor townhomes with a central amenity area. The development will be known as Main Street Mews.

Main Street Mews will be a townhouse development consisting of 6 individual buildings and a centrally located amenity area. Each building will be a cluster of standardized units arranged in different ways to accommodate site access and circulation. In all, the project will consist of 62 individually owned units, each containing a two car garage. The unit types contain either two or three floors and are either 16'-8" or 18'-8" in width. There will be an amenity area centrally located on the site. The main features of the amenity area will be the play pool and spa. Located within the fenced area around the pool will be a bbq., shade ramada, and areas for tables and lounge chairs. There will also be a small amount of turf within the amenity area. Vehicular access to the site will be from a common drive shared with the Valley Ho Resort. The common drive is near the original main street alignment. Secondary vehicular access will be from the alley to the south of the site. Guest parking will primarily be accommodated along the common drive (Main Street) and along 69th. Street.

The architecture of the development draws from the historic structures of Scottsdale-the Loloma School, the old Scottsdale High School and other historic structures in the Valley. The buildings will consist of a cast stone wainscot/ base with antiqued patina finish stucco above. Details including trims, copings and columns finished similar to the wainscot will also be used. Units within each building will be offset from each other to break up long linear masses, and to create shade and shadow for depth. Windows and doors will be recessed for the same reason. Material and colors compatible with the surrounding desert will be used throughout.



PROJECT INFORMATION

SITE AREA	1.00 AC. ±	100,000 SQ. FT. ±
PROPOSED USES	RESIDENTIAL (TOWNHOMES)	
RESIDENTIAL DENSITY	10 UNITS/AC. ±	10 UNITS/AC. ±
BUILDING AREAS	10,000 SQ. FT. ±	10,000 SQ. FT. ±
RESIDENTIAL UNITS	10 UNITS ±	10 UNITS ±
RESIDENTIAL PARKING	10 SPACES ±	10 SPACES ±
RESIDENTIAL DRIVE	10 FT. ±	10 FT. ±
RESIDENTIAL WALKWAY	10 FT. ±	10 FT. ±
RESIDENTIAL BIKEWAY	10 FT. ±	10 FT. ±
RESIDENTIAL TRAIL	10 FT. ±	10 FT. ±
RESIDENTIAL PATH	10 FT. ±	10 FT. ±
RESIDENTIAL STAIR	10 FT. ±	10 FT. ±
RESIDENTIAL RAMP	10 FT. ±	10 FT. ±
RESIDENTIAL ELEVATOR	10 FT. ±	10 FT. ±
RESIDENTIAL LIFT	10 FT. ±	10 FT. ±
RESIDENTIAL PLATFORM	10 FT. ±	10 FT. ±
RESIDENTIAL CANOPY	10 FT. ±	10 FT. ±
RESIDENTIAL COVER	10 FT. ±	10 FT. ±
RESIDENTIAL ENCLOSURE	10 FT. ±	10 FT. ±
RESIDENTIAL FENCE	10 FT. ±	10 FT. ±
RESIDENTIAL GATE	10 FT. ±	10 FT. ±
RESIDENTIAL WALL	10 FT. ±	10 FT. ±
RESIDENTIAL CURB	10 FT. ±	10 FT. ±
RESIDENTIAL MEDIAN	10 FT. ±	10 FT. ±
RESIDENTIAL ISLAND	10 FT. ±	10 FT. ±
RESIDENTIAL JUNCTION	10 FT. ±	10 FT. ±
RESIDENTIAL INTERSECTION	10 FT. ±	10 FT. ±
RESIDENTIAL ROUNDABOUT	10 FT. ±	10 FT. ±
RESIDENTIAL T-JUNCTION	10 FT. ±	10 FT. ±
RESIDENTIAL Y-JUNCTION	10 FT. ±	10 FT. ±
RESIDENTIAL X-JUNCTION	10 FT. ±	10 FT. ±
RESIDENTIAL DIAGONAL	10 FT. ±	10 FT. ±
RESIDENTIAL PERPENDICULAR	10 FT. ±	10 FT. ±
RESIDENTIAL PARALLEL	10 FT. ±	10 FT. ±
RESIDENTIAL ANGLE	10 FT. ±	10 FT. ±
RESIDENTIAL CURVE	10 FT. ±	10 FT. ±
RESIDENTIAL STRAIGHT	10 FT. ±	10 FT. ±
RESIDENTIAL SLOPE	10 FT. ±	10 FT. ±
RESIDENTIAL FLAT	10 FT. ±	10 FT. ±
RESIDENTIAL HILL	10 FT. ±	10 FT. ±
RESIDENTIAL VALLEY	10 FT. ±	10 FT. ±
RESIDENTIAL RIDGE	10 FT. ±	10 FT. ±
RESIDENTIAL CANYON	10 FT. ±	10 FT. ±
RESIDENTIAL GULCH	10 FT. ±	10 FT. ±
RESIDENTIAL CREEK	10 FT. ±	10 FT. ±
RESIDENTIAL RIVER	10 FT. ±	10 FT. ±
RESIDENTIAL LAKE	10 FT. ±	10 FT. ±
RESIDENTIAL POND	10 FT. ±	10 FT. ±
RESIDENTIAL SWAMP	10 FT. ±	10 FT. ±
RESIDENTIAL MARSH	10 FT. ±	10 FT. ±
RESIDENTIAL BAY	10 FT. ±	10 FT. ±
RESIDENTIAL GULF	10 FT. ±	10 FT. ±
RESIDENTIAL OCEAN	10 FT. ±	10 FT. ±
RESIDENTIAL SEA	10 FT. ±	10 FT. ±
RESIDENTIAL COAST	10 FT. ±	10 FT. ±
RESIDENTIAL BEACH	10 FT. ±	10 FT. ±
RESIDENTIAL DUNE	10 FT. ±	10 FT. ±
RESIDENTIAL CLIFF	10 FT. ±	10 FT. ±
RESIDENTIAL MOUNTAIN	10 FT. ±	10 FT. ±
RESIDENTIAL HILL	10 FT. ±	10 FT. ±
RESIDENTIAL VALLEY	10 FT. ±	10 FT. ±
RESIDENTIAL RIDGE	10 FT. ±	10 FT. ±
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RESIDENTIAL BEACH	10 FT. ±	10 FT. ±
RESIDENTIAL DUNE	10 FT. ±	10 FT. ±
RESIDENTIAL CLIFF	10 FT. ±	10 FT. ±
RESIDENTIAL MOUNTAIN	10 FT. ±	10 FT. ±

KEYNOTES

1. DECORATIVE BRICKWORK PATTERNS PER LANDSCAPE PLAN
2. ASPHALT/CONCRETE PAVING PER LANDSCAPE PLAN
3. POOL/SPA PER LANDSCAPE PLAN
4. LANDSCAPE AREA PER LANDSCAPE PLAN
5. WALKWAY PER LANDSCAPE PLAN
6. WATER FEATURE PER LANDSCAPE PLAN
7. POOL BARRIER GATE & FENCE TO MEET CODE REQUIREMENTS
8. SHADE CANOPY & BOLLARD PER LANDSCAPE PLAN
9. SITE WALL PER LANDSCAPE PLAN
10. EXISTING 4" SIDEWALK
11. ENTRY STAIRS PER UNIT PLANS
12. GUEST PARKING AREA
13. COMMON DRIVE
14. ENTRY / SIDE WALK PER LANDSCAPE PLAN
15. POOL DECK PER LANDSCAPE PLAN
16. NEW FURNITURE TO MATCH EXISTING
17. CODE WALL TO UNIT ENTRY (SEE LANDSCAPE PLAN)

REVISED SITE PLAN

DATE: 6/28/04

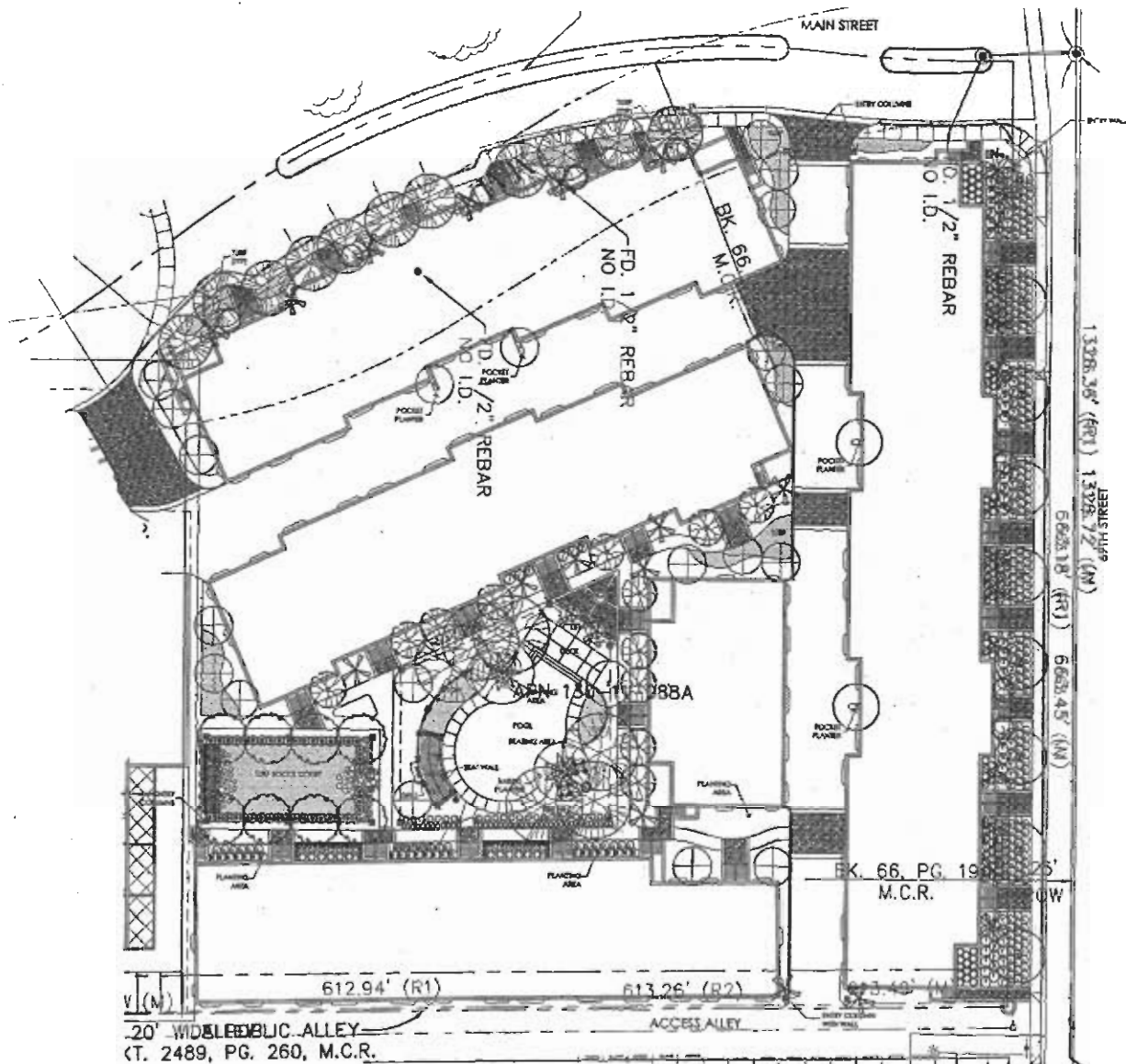


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MAIN STREET MEWS
 67% Street and Alley

17-DR-2004
REV: 6/28/04

17-DR-2004
REV: 6/28/04



Symbol	Item	Quantity	Notes
○	1" Diameter Tree	24	
○	2" Diameter Tree	24	
○	3" Diameter Tree	24	
○	4" Diameter Tree	24	
○	5" Diameter Tree	24	
○	6" Diameter Tree	24	
○	7" Diameter Tree	24	
○	8" Diameter Tree	24	
○	9" Diameter Tree	24	
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○	100" Diameter Tree	24	

GRBEY PICKETT
landscape architecture | community design

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Parklawn Homes - Main Street Mews

69th Street and Main

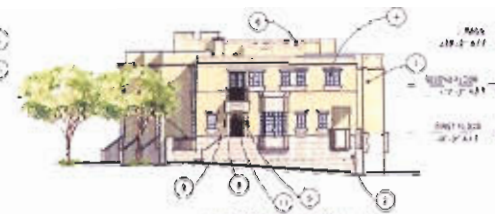
Scottsdale, AZ

PRELIMINARY - NOT FOR CONSTRUCTION

胡冰



NORTH ELEVATION (MAIN STREET)



WEST ELEVATION

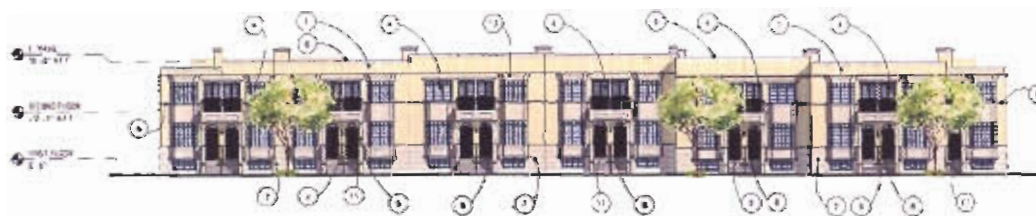


SOUTH ELEVATION



EAST ELEVATION

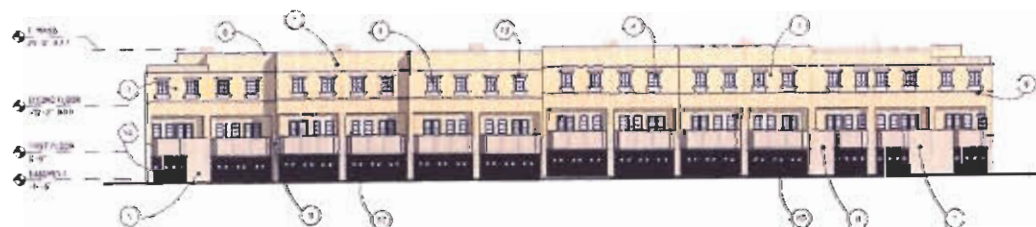
BUILDING A
SCALE 1/8"=1'-0"



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

BUILDING B
SCALE 1/8"=1'-0"

KEYNOTES:

- 1. ANTIQUE PATINA FINISH STUCCO
- 2. HORIZONTAL SCORED STUCCO
- 3. DECORATIVE METAL RAILING
- 4. MULTIPLE MITL. FRAME WINDOWS W/ CLEAR LOW-E GLASS
- 5. DECORATIVE COLUMN
- 6. STUCCO COPING TRIM OVER FOAM PROF. I.E.
- 7. WOOD TRELLIS
- 8. ELLIPTICAL WINDOW
- 9. ORNAMENTAL LIGHT FIXTURE
- 10. PARTIAL GARAGE DOOR
- 11. PARTIAL WOOD DOOR
- 12. STUCCO WALL W/ HORIZONTAL SCORED STUCCO
- 13. FOAM WINDOW SURROUND TRIM W/ STUCCO FINISH

PRELIMINARY - NOT FOR CONSTRUCTION

ELV-1

17-DR-2004
REV: 6/28/04

MAIN STREET MEWS

Sustainable Mews

GWS, Shook and Hale

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MAIN STREET MEWS

1984 Dec 19

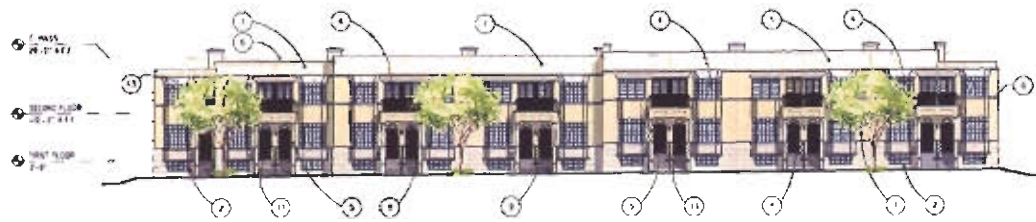


BUILDING D
SCALE 1/8" = 1'-0"

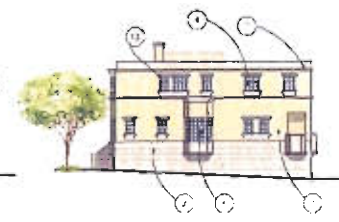
17-DR-2004
REV: 6/28/04

RESEARCH DESIGN - MEASUREMENT

ELV-2



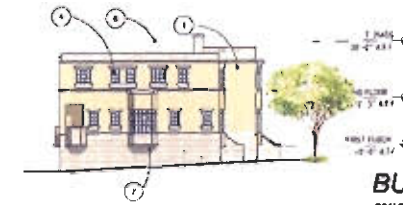
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

BUILDING E
SCALE 1/8"=1'-0"



ENLARGED ELEVATION
SCALE 1/8"=1'-0"

KEYNOTES:

- 1 ARTICULATED PATINA FINISH STUCCO
- 2 HORIZONTAL SCORED STUCCO
- 3 DECORATIVE METAL RAILING
- 4 MULTI-LITE METAL FRAME WINDOWS W/ CLEAR LOW-E GLASS
- 5 DECORATIVE COLUMN
- 6 STUCCO CORNICE/ TRIM OVER FOAM PROFILE
- 7 WOOD TRILLIS
- 8 ELLIPSE WINDOW
- 9 ORNAMENTAL LIGHT FIXTURE
- 10 PAINTED GARAGE DOOR
- 11 PAINTED WOOD DOOR
- 12 SITE WALL W/ HORIZONTAL SCORED STUCCO
- 13 FOAM WINDOW SURROUNDING TRIM W/ STUCCO FINISH



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Sanitizable, Arizona

MAIN STREET MEWS
 67th Street and Main

PRELIMINARY - NOT FOR CONSTRUCTION

DATE	6/22/04
BY	BRD/ML
PROJECT NO.	0342
SCALE	AS SHOWN
DATE	6/22/04

EXTERIOR ELEVATION

ELV-3

17-DR-2004
 REV: 6/28/04



KEYNOTES:

- 1 ANTIQUE PATINA FINISH STUCCO (MUNDOLOTO #332)
- 2 HORIZONTAL SCORED STUCCO
- 3 DECORATIVE METAL RAILING (BLACK)
- 4 MULTILITE MET. FRAME WINDOWS (DARK BRONZE) W/ CLEAR LOW-E GLASS
- 5 DECORATIVE PRECAST CONC. COLUMN
- 6 STUCCO CORNICE TRIM OVER FOAM PROFILE (D. EDWARDS SP4019)
- 7 ROUGH BAWN WOOD TRELLIS (STAIN OR BE)
- 8 ELLIPSE WINDOW
- 9 ORNAMENTAL LIGHT FIXTURE
- 10 PAINTED GARAGE DOOR
- 11 PAINTED WOOD DOOR (BLACK)
- 12 SITE WALL W/ HORIZONTAL SCORED STUCCO
- 13 FOAM WINDOW SURROUND TRIM W STUCCO FINISH
- 14 SAND FINISH STUCCO (D. EDWARDS SP4018)

ENLARGED PARTIAL ELEVATION
SCALE 1/4" = 1'-0"

17-DR-2004
REV: 6/28/04

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Phoenix, Arizona

MAIN STREET MEWS

67th Street and Main

PRELIMINARY - NOT FOR CONSTRUCTION

NO.	DATE	BY	CHKD	APPD
1	6/28/04	BH	BH	
2	6/28/04	BH	BH	
3	6/28/04	BH	BH	
4	6/28/04	BH	BH	
5	6/28/04	BH	BH	
6	6/28/04	BH	BH	
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11	6/28/04	BH	BH	
12	6/28/04	BH	BH	
13	6/28/04	BH	BH	
14	6/28/04	BH	BH	
15	6/28/04	BH	BH	
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17	6/28/04	BH	BH	
18	6/28/04	BH	BH	
19	6/28/04	BH	BH	
20	6/28/04	BH	BH	

EXTERIOR ELEVATIONS

ELV-3A



THE MAIN STREET MEWS

DESIGN REVIEW #17-DR-2004

PREPARED FOR: Arizona

PREPARED BY: H&S INTERNATIONAL

17-DR-2004

REV: 6/28/04